151.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,008,200 /	1,008,200
USE VALUE:	1,008,200 /	1,008,200
ASSESSED:	1,008,200 /	1,008,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANDER PENNY J
Owner 2:	SEDER RUFUS B
Owner 3:	
Street 1:	23 CEDAR AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 2560 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7973.000	480,800		527,400	1,008,200
Total Card	0.183	480,800		527,400	1,008,200
Total Parcel	0.183	480,800		527,400	1,008,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.83 | /Parcel: 393.83

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	99832
GIS Ref	
GIS Ref	
Insp Date	01/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	480,800	0	7,973.	527,400	1,008,200		Year end	12/23/2021
2021	101	FV	467,300	0	7,973.	527,400	994,700		Year End Roll	12/10/2020
2020	101	FV	466,700	0	7,973.	527,400	994,100	994,100	Year End Roll	12/18/2019
2019	101	FV	337,800	0	7,973.	494,400	832,200	832,200	Year End Roll	1/3/2019
2018	101	FV	332,800	0	7,973.	408,700	741,500	741,500	Year End Roll	12/20/2017
2017	101	FV	332,800	0	7,973.	375,700	708,500	708,500	Year End Roll	1/3/2017
2016	101	FV	332,800	0	7,973.	342,800	675,600	675,600	Year End	1/4/2016
2015	101	FV	319,700	0	7,973.	336,200	655,900	655,900	Year End Roll	12/11/2014

!11822!

PRINT

Date	Time
12/30/21	13:10:45

LAST REV

Date	Time
07/23/18	11:04:18
apro	

PAT ACCT. 11822

USER DEFINED

Prior Id # 1:	99832
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHERBURNE GORDO	30639-93		9/9/1999		370,000	No	No		
	11708-420		7/10/1969		32,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2012	559	Addition	183,563	C				2 STORY ADD ON FUL
11/9/1992	583		1,100					WDK 12X6
10/2/1992	493		9,000					12X14 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	Meas/Inspect	HS	Hanne S
7/5/2013	Measured	JBS	JOHN S
1/9/2009	Meas/Inspect	372	PATRIOT
5/6/2000	Inspected	276	PATRIOT
12/17/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT
7/12/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7973		Sq. Ft.	Site		0	80.	0.83	9									527,353						527,400	

Total AC/HA:	0.18303	Total SF/SM:	7973	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	527,353	Spl Credit		Total:	527,400

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.06015623
Const Adj.:	1.06400049
Adj $ / SQ:	157.921
Other Features:	113898
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	590664
Depreciation:	109863
Depreciated Total:	480800

COMMENTS

SINK IN BMT XTRA STALL SHOWER IN FULL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

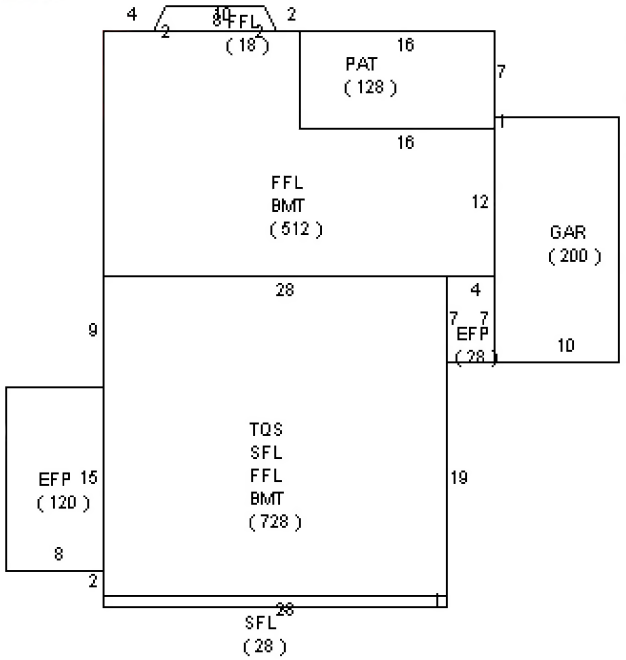
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.92
Special Features:	0	Val/Su Net:	112.44
Final Total:	480800	Val/Su SzAd	187.81

SKETCH



Sum Area By Label :
EFP = 148
TQS = 728
SFL = 756
FFL = 1258
BMT = 1240
GAR = 200
PAT = 128

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,258	157.920	198,665
BMT	Basement	1,240	47.380	58,747
SFL	Second Floor	756	157.920	119,388
TQS	3/4 Story	546	157.920	86,225
GAR	Garage	200	29.260	5,852
EFP	Enclos Porch	148	48.540	7,184
PAT	Patio	128	5.510	705

Net Sketched Area:	4,276			Total:	476,766
Size Ad	2560	Gross Area	4458	FinArea	2560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	